

TRANSFER
TAX
PAID

Doc # 2005018903
Book 8477 Page 0099

Wentworth

WARRANTY DEED

56-4

KNOW ALL PERSONS BY THESE PRESENTS, that KENNEBEC VALLEY MENTAL HEALTH CENTER (formerly known as Kennebec Mental Health Association), a Maine nonprofit corporation with a business and mailing address of 67 Eustis Parkway, Waterville, Maine 04901, in consideration of one dollar and other valuable consideration paid by KMHA REAL ESTATE, INC., a Maine nonprofit corporation with a business and mailing address of 67 Eustis Parkway, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said KMHA REAL ESTATE, INC., its successors and assigns, forever, the property described in Exhibit A attached hereto and made a part hereof.

To have and to hold the aforegranted and bargained premises with all of the privileges and appurtenances thereof to the said KMHA Real Estate, Inc., its successors and assigns, to its and their own use and behoof, forever.

And it does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee; and that it will WARRANT and DEFEND the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Kennebec Valley Mental Health Center has caused this deed to be executed this 04th day of June, 2005.

Signed, Sealed and Delivered
in the presence of

Judy M. Gregory
Witness

KENNEBEC VALLEY MENTAL
HEALTH CENTER

By: Carol Norcross
Name: Carol Norcross
Its: President

STATE OF MAINE
KENNEBEC, SS.

Date: June 6, 2005

Personally appeared before me the above-named Carol Norcross in her capacity as President of Kennebec Valley Mental Health Center and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said corporation.

Before me,

Judy M. Gregory
Notary Public/Attorney at Law
Printed Name: Judy M. Gregory
My Commission Expires: April 29, 2011
Judy M. Gregory
Notary Public
State of Maine
My Commission Expires
April 29, 2011



③

Doyle & Nelson

EXHIBIT A

56-4

66 Stone Street, Augusta

A certain lot or parcel of land and buildings at 66 Stone Street, Augusta, County of Kennebec and State of Maine, being shown as Lot 1 on a plan entitled Yankee Health Care, Inc. by Thayer Engineering dated November, 1986 and recorded November 17, 1986 in File E-86221 at the Kennebec County Registry of Deeds.

Being a part of the second parcel described in a deed from Kennebec Valley Medical Center to Cushnoc Title, Inc. recorded in Book 2663, Page 118.

Cushnoc Title, Inc. has merged into Yankee Healthcare, Inc. as evidenced by a Secretary of State's Certificate recorded at the Kennebec County Registry of Deeds.

37 Stone Street, Augusta

Three certain lots or parcels of land with the buildings thereon, situated in Augusta, County of Kennebec, State of Maine, bounded and described as follows:

FIRST PARCEL: Beginning in the easterly line of Stone Street at a stone monument marked on the top with the letter "T", set in the northerly line of land formerly owned by Joseph H. Manley, later owned by William P. Viles; thence northerly along said Stone Street seven rods to a stone monument, marked with the letter "T"; thence easterly in a line parallel with the same northerly line of said Viles land 105.9 feet to a stone monument marked with the letter "T"; thence south $65^{\circ} 55'$ east, 88.7 feet to a stone monument marked with the letter "T"; thence south $34^{\circ} 10'$ east 42 feet to a stone monument, marked with the letter "T"; thence south $7^{\circ} 20'$ west 79 feet to a stone monument marked with the letter "T" and set in the northerly line of the homestead of William P. Viles; thence north $61\frac{1}{4}^{\circ}$ west, 75.6 feet to a stone monument, marked with the letter "T", and set in the northerly line of said Viles homestead; thence westerly, 105.9 feet to the monument first mentioned.

SECOND PARCEL: Beginning at a granite block set in the ground in the easterly line of the first parcel above-described, and about opposite the southeasterly corner of the garage and apartment house on said premises and a few feet distant easterly therefrom; thence running in a general northwesterly direction approximately 46 feet to a granite block set in the ground; thence running in a general westerly direction to a granite block set in the ground, which said block is in the northerly line of the first parcel above-described; thence turning back and following the line of said first parcel above described to the point of beginning, and being a triangular piece of land adjoining said first parcel of land, which is conveyed upon condition that it shall be used only for residential purposes.

ALSO another certain lot or parcel of land in Augusta, Kennebec County, Maine, described and bounded as follows: Beginning at a stone monument with "T" cut in top, in the easterly line of Stone Street, at the southwest corner of the first parcel of land described in said deed from Charles F. and Germaine G. Fortin to Eldred B. Wales dated October 13, 1945, recorded in Kennebec County Registry of Deeds at Book 828, Page 370; thence turning an interior angle of fourteen (14) degrees forty-four (44) minutes and running easterly, in said Wales' southerly line a distance of one hundred five and nine-tenths (105.9) feet to a stone monument with "T" cut in top; thence turning an interior angle of one hundred forty-four (144) degrees and eighteen (18) minutes and running southeasterly in said Wales' southwesterly line, a distance of seventy-five and six-tenths (75.6) feet to a stone monument with "T" cut in top; thence turning an

interior angle of twenty (20) degrees and fifty-eight minutes and running north eighty (80) degrees west (magnetic in 1956), passing over irons 43.95 feet, 81.50 feet and 128.90 feet distant, a distance of one hundred seventy-three and six-tenths (173.6) feet to a stone monument at beginning. Being a triangular parcel of land bounded northerly and northeasterly by land of said Wales and southerly by other land of the said Viles.

56-4

67 Eustis Parkway, Waterville

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and further bounded and described as follows:

Beginning at an iron pipe on the east side of North Street in said Waterville, marking the northwesterly corner of the premises herein described; thence running N 81° - 0' E a distance of 452.25 feet to an iron pin; thence S 30° - 33' W forming an interior angle of 50° - 27' a distance of 327.50 feet to an iron pin on the northeast side of the Eustis Parkway; thence N 59° - 57' W forming an interior angle of 90° - 30' a distance of 292 feet to an iron pin on the east side of said North Street; thence N 22° - 49' W a distance of 71 feet on the easterly side of North Street to the point of beginning.

The property described in this Exhibit A is subject to a Mortgage from Kennebec Mental Health Association to the Maine Health and Higher Educational Facilities Authority dated April 15, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5945, Page 275, as well as to a Mortgage to the State of Maine dated September 24, 1991 and recorded in said Registry in Book 3994, Page 223.

The property described in this Exhibit A is further subject to a Right of First Refusal presently held by MaineGeneral Medical Center pursuant to a deed recorded in the Kennebec County Registry of Deeds in Book 1534, Page 876.

Received Kennebec SS.
06/30/2005 3:12PM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS